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This is a broker price opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .



Researched and prepared by	Subject Property
Ryan Arguello	512 15th St
	Bondurant, IA
Prepared exclusively for	50035
Ryan Arguello	

Prepared on
May 11, 2017



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Comparative Market Analysis

512 15th St
Bondurant, 50035

Thursday, May 11, 2017

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Beds	Bth F	Bth P	Bth H	Liv Area SF	\$/SqFt	List Date
512 15th St		3	2			1410		
1208 Cove Street	\$245,000	5	2	1	0	1,451	\$168.85	05/05/2017
Averages:	\$245,000	5.0	2.0	1.0	0.0	1,451	\$168.85	

Sold Listings

Address	Price	Beds	Bth F	Bth P	Bth H	Liv Area SF	\$/SqFt	Sold Date
512 15th St		3	2			1410		
1213 13th Street	\$218,500	3	2	0	0	1,421	\$153.76	09/16/2016
306 Filmore Avenue	\$230,000	4	2	1	0	1,396	\$164.76	12/16/2016
1200 15th Street	\$250,000	4	3	0	0	1,593	\$156.94	08/18/2016
Averages:	\$232,833	3.7	2.3	0.3	0.0	1,470	\$158.49	

Median of Comparable Listings:	\$237,500
Average of Comparable Listings:	\$235,875

	Low	Median	Average	High	Count
Comparable Price	\$218,500	\$237,500	\$235,875	\$250,000	4
Adjusted Comparable Price	\$218,500	\$237,500	\$235,875	\$250,000	4

On Average, the 'Sold' status comparable listings sold in 54 days for \$232,833





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$217,000 and \$250,000

Selling Price between \$218,500 and \$250,000

3 to 5 Bedrooms

2 to 3 Full Bathrooms

0 Half Bathrooms

1,396 to 1,593 Square Feet

\$152.71 to \$168.85 per Square Foot

\$153.76 to \$164.76 per Sold Square Foot





Comparative Market Analysis

512 15th St SE
Bondurant, 50035

Thursday, May 11, 2017

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	Prop Sub Type	Liv Area	Bds	Bth	L/S Price	DOM
539019	05/05/2017	1208 Cove Street	Residential	1,451	5	2/0/1	\$245,000	6
Averages:				1,451	5	2/0/1	\$245,000	6

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Liv Area	Bds	Bth	L/S Price	DOM
522688	09/16/2016	1213 13th Street	Residential	1,421	3	2/0/0	\$218,500	51
526774	12/16/2016	306 Filmore Avenue	Residential	1,396	4	2/0/1	\$230,000	58
520844	08/18/2016	1200 15th Street	Residential	1,593	4	3/0/0	\$250,000	53
Averages:				1,470	4	2/0/1	\$232,833	54

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Active	1	\$245,000	\$168.85	\$245,000	\$245,000	\$245,000	6
Sold	3	\$232,833	\$158.49	\$230,000	\$218,500	\$250,000	31
Total	4	\$235,875	\$161.08	\$237,500	\$218,500	\$250,000	25





Comparative Market Analysis

512 15th St
Bondurant, 50035

Thursday, May 11, 2017

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

1208 Cove Street



MLS #:	539019	Status:	A	Beds:	5	L Price:	\$245,000
County:	Polk	Baths:	2/0/1	Liv SF:	1,451		
Prop Type:	Residential						
Sub Type:	Residential						

Rmks: Location location location. Look no further this ranch home w/daylight windows qualifies for the USDA Rural development loan program 100% financing! Beautiful 5 bedroom 3 bath ranch home with over 2,651 finished sq ft. in Bondurant. The main level features an open concept perfect for entertaining. You'll love the large vaulted living room w/gas fireplace. The master suite boasts a walk-in closet, whirlpool tub & shower. The basement is finished w/ a large family room & 2 bedrooms plus a bathroom and plenty of storage. Upgrades include: 2 x 6 exterior walls, hardi-plank siding, solid 6 panel doors. Kitchen features oak cabinets and oak trim. There is ceramic tile in entryway, bathrooms, laundry room and kitchen. Master bathroom has a whirlpool tub and shower. Large 12 x 12 deck off back of the home w/ tasteful landscaping. Home is located in convenient location. You won't find more sq footage for your money!

Sold Properties

1213 13th Street



MLS #:	522688	Status:	S	Beds:	3	L Price:	\$217,000
County:	Polk	Baths:	2/0/0	S Price:	\$218,500		
Prop Type:	Residential	Liv SF:	1,421	S Date:	9/16/2016		
Sub Type:	Residential						

Rmks: Could you enjoy a move in ready home that allows you to move right on in? Check out this open ranch style home that gives you beautiful floors, fresh paint, granite counters, and a backyard space to relax and entertain that will make your friends and family jealous. With all appliances and upgrades included, you can't go wrong with the money you will save!

306 Filmore Avenue



MLS #:	526774	Status:	S	Beds:	4	L Price:	\$232,900
County:	Polk	Baths:	2/0/1	S Price:	\$230,000		
Prop Type:	Residential	Liv SF:	1,396	S Date:	12/16/2016		
Sub Type:	Residential						

Rmks: Lovely 4 bedroom ranch with open floor plan and nice woodwork throughout. The living area boasts vaulted ceilings and a gas fireplace. Kitchen, complete with island seating for four and granite counter tops. Kitchen appliances included. Three bedrooms on main level including the master suite with full size shower. Laundry room completes the main level. Downstairs large family room measuring 17 X 33 is large enough for an entertainment area and game area. Finished bedroom and full bath. Basement level contains full daylight egress windows. Unfinished basement area is large enough to house exercise equipment and storage. Two car attached garage and parking pad for an extra vehicle or boat. 12 X 12 deck and 20 X 20 patio all enclosed in privacy fencing. Bonus items include gas or electric hookups for stove and dryer. Outdoor gas line for your grill. This is a must see house in a nice neighborhood with great schools nearby.





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

1200 15th Street



MLS #:	520844	Status:	S	Beds:	4	L Price:	\$250,000
County:	Polk	Baths:	3/0/0	S Price:	\$250,000	S Date:	8/18/2016
Prop Type:	Residential	Liv SF:	1,593				
Sub Type:	Residential						

Rmks: Move those you love into this 4 bedroom 3 bath home in Bondurant. You'll enjoy a great room with fireplace, master suite with whirlpool tub for soaking, first floor laundry, spacious family room and wet bar, wine cellar, and theater room. This home includes plenty of storage for all of those holiday decorations, hobby gear, and oversized boxes of sentimental items. You wont want to miss out on the opportunity to see this welcoming ranch home.





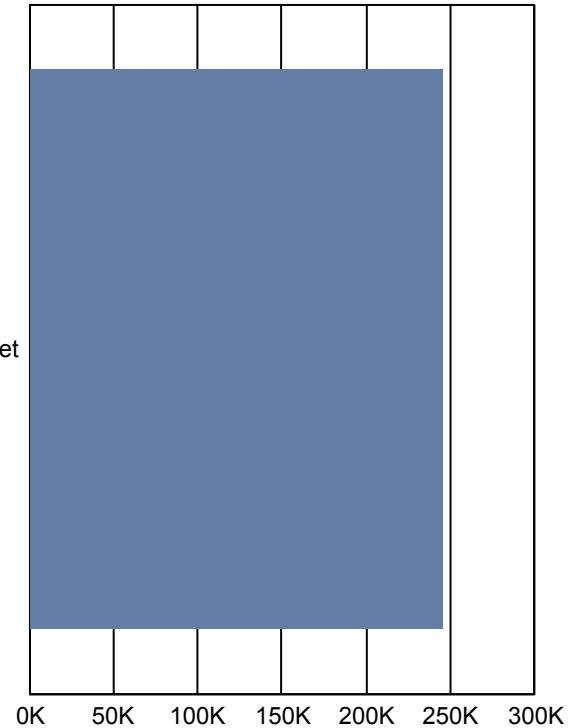
CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	1
Lowest Price	\$245,000
Highest Price	\$245,000
Average Price	\$245,000
Avg. Price/SqFt	\$168.85
Avg DOM	6

1208 Cove Street



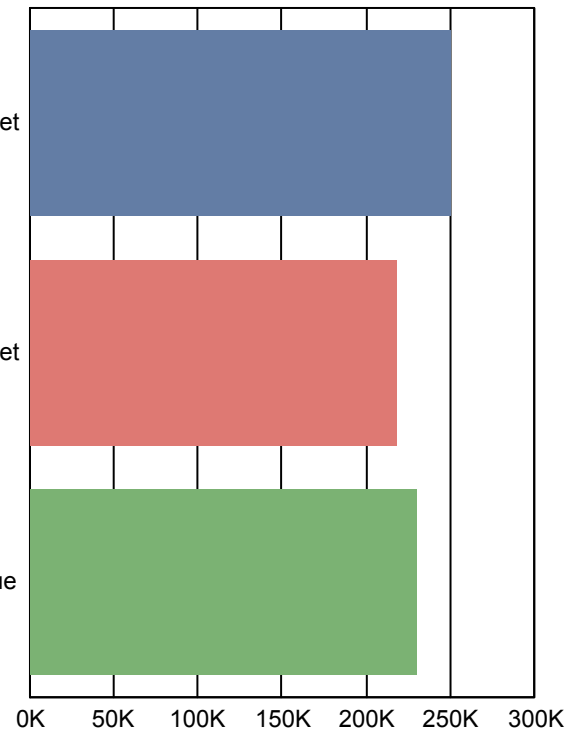
Sold Properties

Total # of Listings	3
Lowest Price	\$218,500
Highest Price	\$250,000
Average Price	\$232,833
Avg. Price/SqFt	\$158.49
Avg DOM	54

1200 15th Street

1213 13th Street

306 Filmore Avenue





Comparative Market Analysis

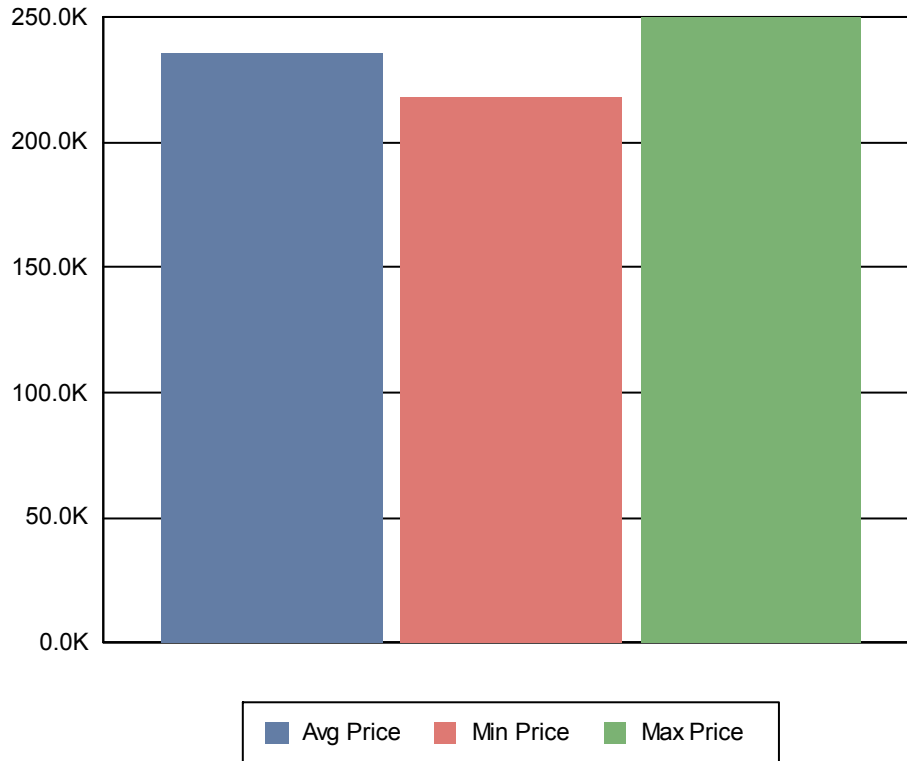
512 15th St
Bondurant, 50035

Thursday, May 11, 2017

CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$245,000	\$245,000	\$245,000	\$168.85
Sold	\$218,500	\$250,000	\$232,833	\$158.49
Totals / Averages	\$218,500	\$250,000	\$235,875	\$161.08

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
1213 13th Street	\$217,000	\$218,500	51	%100.69	\$153.76
306 Filmore Avenue	\$232,900	\$230,000	58	%98.76	\$164.76
1200 15th Street	\$250,000	\$250,000	53	%100.00	\$156.94
Total Averages	\$233,300	\$232,833	31	%99.82	\$158.49

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Active								





Comparative Market Analysis

512 15th St
Bondurant, 50035

Thursday, May 11, 2017

CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
A	1208 Cove Street	5	2/0/1	1,451	\$245,000			6
Sold								
S	1213 13th Street	3	2/0/0	1,421	\$217,000	\$218,500	09/16/2016	51
S	306 Filmore Avenue	4	2/0/1	1,396	\$232,900	\$230,000	12/16/2016	58
S	1200 15th Street	4	3/0/0	1,593	\$250,000	\$250,000	08/18/2016	53

